

**TOWN OF CONCORD
SELECT BOARD
AGENDA
November 30, 2020
4:00PM
VIDEO CONFERENCE CALL**

Join Zoom Meeting

<https://us02web.zoom.us/j/84092395810?pwd=TnMyWmprWHBla21CczdQM0EvWVVFZz09>

Meeting ID: 840 9239 5810

Passcode: 865209

One tap mobile

+16465588656,,84092395810# US (New York)

Dial by your location

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 840 9239 5810

Find your local number: <https://us02web.zoom.us/j/kcwFtQro3l>

1.	Call to Order
2.	Consent Agenda <ul style="list-style-type: none"> - Minutes to approve: October 29, 2020 Committee Volunteer Subcommittee, November 19, 2020 Committee Volunteer Subcommittee - Town Accountant Warrants – November 25, 2020 - Gift Acceptance from the Concord – Carlisle Community Chest <ul style="list-style-type: none"> o \$3,062.50 to the Volunteer Coordinator Account o \$10,335.50 to the Outreach Worker Account o \$4,437.00 to the Social Services Coordinator Account o \$7087.50 to the Community Services Coordinator Gift Account o \$7087.50 to the Community Services Coordinator Gift Account
3.	Town Manager's Report
4.	Chair's Remarks
5.	Public Hearing: Application by National Grid for Grant of Location to install and maintain approximately 2173 feet of 12-inch gas main on Walden Street
6.	Priority List of CPA Projects
7.	Town House Renovation Schedule & Town Office Locations
8.	Liquor License Fee
9.	Review Outdoor Dining Application Extensions: Papa Razzi, Trail's End Café, 80 Thoreau, Karma, and Main Street Market
10.	Select Board Calendar
11.	Authorize Select Board Chair to sign letter in support of amendments to H4933 and S2500
12.	Committee Nominations: Christa Collins of 55 Highland Street, Sue Felshin of 19 Sunnyside Lane, Robert Hartman of 16 Concord Greene, and Harry Bartlett of 95 Conant Street to the Junction Village Open Space Task Force for terms to expire on April 30, 2021.
13.	Committee Liaison Reports
14.	Miscellaneous Correspondence
15.	Public Comments
16.	Adjourn to Executive Session, not to return to open session, to discuss ongoing litigation regarding Estabrook Road. Doing so in Open Session may have a detrimental effect on the Town's litigation strategy.

**TOWN OF CONCORD
SELECT BOARD
COMMITTEE VOLUNTEER SUBCOMMITTEE
MINUTES
OCTOBER 29, 2020
3:00PM**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board's Committee Volunteer Subcommittee convened in a meeting via video conference call on October 26, 2020 at 3:00pm.

Present were Select Board members Terri Ackerman and Matthew Johnson. Also present was Stephen Crane, Town Manager; and Jeremy Romanul, Senior Administrative Assistant.

Call to Order

Mr. Johnson called the meeting to order at 4:05pm.

The two goals of the meeting were to review draft green card policy feedback proposed at the October 19 Select Board meeting, and to propose revisions to the draft green card policy to incorporate feedback.

Ms. Ackerman shared her suggestions for needs that the subcommittee should address. Mr. Johnson presented a draft version of objectives for the green card and committee volunteer policy.

Ms. Ackerman, Mr. Johnson, and Mr. Crane agreed that the policy being considered would just be for Select Board nominated committees.

The subcommittee considered whether this will be a separate policy, or will be an amendment to the Town's [APP #10](#). The subcommittee will bring this question to the rest of the Select Board.

Public Comment

Mark Gailus of 62 Prescott Road commented that if someone submits a green card, they should get a clear confirmation message. Mr. Gailus also asked if members get a certificate upon completion of their term.

Karlen Reed of 83 Whits End Road suggested adding the phrase "open meeting law and public record" in the training section of the policy Mr. Johnson drafted.

Mr. Johnson will collect feedback on the policy and then bring it to the Select Board for review on November 9th.

There were no votes taken on the matter.

**TOWN OF CONCORD
SELECT BOARD
COMMITTEE VOLUNTEER SUBCOMMITTEE
MINUTES
NOVEMBER 19, 2020
1:00PM**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board's Committee Volunteer Subcommittee convened in a meeting via video conference call on November 19, 2020 at 1:00pm.

Present were Select Board members Terri Ackerman and Matthew Johnson. Also present was Stephen Crane, Town Manager; and Jeremy Romanul, Senior Administrative Assistant.

Discuss and Review Recommendations

Mr. Johnson prepared a draft spreadsheet detailing the roles and responsibilities for Town staff, board and committee members, and prospective resident volunteers to adhere to in the volunteer process. Mr. Johnson will compile the suggestions made by Ms. Ackerman and Town staff, and present it to the rest of the Select Board at their November 23 meeting.

Public Comment

Tanya Gailus of 62 Prescott Road offered that along with demographic diversity, boards and committees should seek out members with a diversity of approaches and opinions.

Minuteman Media Network Coverage:

https://www.youtube.com/watch?v=mpY5Pads7_U&list=PL1TTzrWEKOOkHKXNLQprEz0f0ofHYKj8-&index=1

**CONCORD PUBLIC WORKS
ENGINEERING DIVISION**

**Tel: 978 - 318 - 3210
Fax: 978 - 318 - 3245**

**133 Keyes Road
Concord, MA 01742**



DATE: 10/01/2020

MEMORANDUM

**TO: Jeremy Romanul, Senior Administrative Assistant
c/o Select Board**
VIA: Stephen Crane, Town Manager
VIA: Alan Cathcart, Director of Public Works
FROM: Stephen Dookran PE, Town Engineer
PREPARED BY: Justin Richardson, PE, Assistant Town Engineer
**SUBJECT: Petition by National Grid for Gas Main Location – Walden Street
(Concord Turnpike [Route 2] to Lincoln Town Line)**

Concord Public Works (CPW) Engineering Division has reviewed the attached Grant of Location petition and proposed plan from National Grid for the above referenced project in the Walden Street public right-of-way in which National Grid requests to install 2,173 feet of 12" transmission and distribution gas main all of which will replace and abandon the existing 8" main (the "Abandoned Main") in the same corridor. National Grid stated that the existing gas main presents a bottleneck for transmission where the existing pipe north of Route 2 is already 12" in diameter. National Grid is also proposing to replace and abandon its contiguous gas main in Concord Road in the Town of Lincoln for the same reason.

CPW Engineering has been working with National Grid staff since the beginning of 2020 in reviewing the project design and providing comments. Progress was delayed by a disagreement on how the existing 8" main was to be abandoned. National Grid Clams that it is customary to install the new main along a new path in the corridor while keeping the existing main active. After the new main is activated, the old main is cut and capped and left in place. CPW requested because of the large size of the pipe, that it be filled with flowable fill to prevent future collapses when the pipe loses its structural integrity. National Grid argued that this request is unreasonable, it has not been done in other parts of the State and it can have legal ramifications. In order for the project to move forward, CPW has withdrawn its request to fill the Abandoned Main but asks that if the Select Board approves the petition, the following understandings, conditions and recommendations are made part of the approval:

1. **Mass Gen Laws Ch. 164, §145** - In reference to the foregoing request, National Grid thereby represents to the Town that the Abandoned Main is not and will not be categorized as an "eligible infrastructure replacement" as such term is defined in the Massachusetts General Laws Chapter 164 145(a) for which cost recovery may be sought under §145(e) of said Chapter 164 in any "plan" as such term is defined in said §145(a) of said Chapter 164 filed with or to be filed with the Department of Public Utilities.
2. **Structural Failure of Abandoned Main** – The Abandoned Main is owned by National Grid or its successors in perpetuity. If the Abandoned Main fails



structurally as evidenced by sinkholes or by appreciable road settlement along the path of the main, National Grid shall excavate and remove it in its entirety.

- 3. Conflicts with Abandoned Main** – Should the Abandoned Main present conflicts with future improvements to the public street infrastructure including but not limited to sidewalk, drainage or public utilities, National Grid shall remove the Abandoned Main or portions thereof in a timely fashion upon notification to eliminate such conflicts.
- 4. End of Service Life of New Main** – National Grid will remove the new 2173-foot 12-inch CS gas main upon completion of its service life.
- 5. Right of Way Permit** – A right of way (ROW) permit issued by CPW Engineering is required to perform work in the public street. CPW Engineering reserves the right to add and/or adjust permit stipulations related to construction standards, work quality, work site maintenance, schedule adjustments, etc. when these become necessary to address new information and conditions related to the project or project site.
- 6. Life Cycle Maintenance Fee** – A Life Cycle Maintenance Fee (LCFM) related to the degradation of pavement cut for trenching is required by the ROW permit. The LCMF is calculated as follows:

$$\text{LCMF} = [(\text{UC} \times \text{L} \times \text{W}) + \$400.00] \times \text{PCI}$$

L = Length of trench in feet

W = Width of trench in feet = 4.0 feet for new main

UC = Unit cost to reconstruct the roadway (dollars per square foot) UC= \$4.00/sf

PCI = Pavement Condition Index expressed as a percentage = 0.81

The constant \$400.00 is to cover the mobilization costs for maintenance. The cost assumes a 4 man crew (1 driver, 1 foreman, and 2 laborers) will visit the trench twice over the life of the trench for a total of 8 man hours.

For the new 12" CS gas main on the west side of Walden Street, the total trench length is 2,173 feet and the trench width is 4 feet. Utilizing the equation above the LCMF was assessed at \$28,693.44 from the calculations as followed:

$$\text{LCMF} = [(\$4.00/\text{sf} \times 2173\text{ft} \times 4.0\text{ft}) + \$400.00] \times 0.81$$

$$\text{LCMF} = \mathbf{\$28,486.08}$$

The Right of Way (ROW) permit will not be issued until LCMF has been paid in full. It should be noted that if actual dimensions in trench length or width differ substantially from the plan, the LCMF will be adjusted accordingly.



- 7. Final Plan Review** – National Grid has submitted their stamped construction plans and ROW Permit application to CPW Engineering that show topographical survey plan with the horizontal and vertical location of the proposed gas main. The plans and application will be reviewed by CPW and other Utility owners to ensure that the proposed gas main will not conflict with other utilities and meets the separation requirements from said utilities. No work shall commence until CPW has completed its review and issued the ROW Permit.
- 8. Traffic Control Plan** – As part of the ROW permit a traffic mitigation plan meeting the Manual of Uniform Control Traffic Devices (MUTCD) shall be submitted to the Concord Police Department Traffic Safety Officer and CPW Engineering. It appears from the plan provided thus far, that the work will require partial or full closure of the roadway and sidewalk. A sketch shall be provided detailing how the anticipated vehicular and pedestrian movements will be managed for the duration of the job. The construction hours shall be limited to 9 AM-4 PM, any changes to work hours shall be approved by the Town Engineer. The roadway and sidewalk shall be secured at the end of each work day to ensure safe and adequate passage. The temporary pedestrian route shall conform to ADA Regulations. Work shall not commence until the review and approval of the traffic mitigation plan are completed.
- 9. Trench Plates** – CPW understands that work is to be performed during the winter months and during this time no steel plates will be allowed to secure trenches. If the use of steel plates becomes absolutely necessary because of a critical change in the work plan, CPW shall be immediately notified and the installation of the plates will strictly follow the requirements to allow safe and proper snow removal. National Grid will be held liable for any incidents due to inadequate removal of snow and ice in the work area related to improperly installed trench plates and/or obstructions caused by their work in the work area. The plates shall be in place for no more than 24 hours or the duration of a snow or ice event. They shall be monitored to make sure they remain secure.
- 10. Tree Protection** – Contractors shall adhere to the CPW Construction and Tree Protection Standard Operating Procedures including the protection of public shade trees: “No person may plant, trim, cut, or remove a public shade tree without the prior permission of the Tree Warden and Engineering Division. This control includes the cutting of roots during construction.” The contractor shall be responsible for installing wooden tree guards with orange snow fencing on public shade trees located within the work zone.
- 11. Final Project Design and Layout Meeting** – CPW requires that National Grid meet with CPW and other Town Divisions prior to the issuance of the ROW Permit. This requirement is to verify the exact location of the new gas main, to ensure that separation from other utilities, future ROW corridors and other



important features of the Town are protected, and to finalize traffic control during construction. The meeting shall occur two weeks prior to commencement of construction.

12. Preconstruction Meeting - National Grid shall schedule a preconstruction meeting with all Town Divisions and stake holders two weeks prior to the commencement of construction.

13. Trench and Pavement Restoration – The asphalt (a minimum of 5-inches of binder placed in two lifts) patch of the proposed utility trench shall be completed with daily patching to Town standards. The patch shall be considered temporary within the 2020/2021 permit season. The asphalt concrete mix to be used during cold temperatures should be recommended for that condition by a reputable asphalt supplier. During this period any settlement or delamination of pavement within the patch or unacceptable deterioration of adjacent pavement caused by the construction shall be rectified by the contractor within two days of notice of defect. National Grid will have a Geotechnical Engineer certify that the material inside the trench and the compaction of the material meets Town of Concord Design and Construction Standards. If construction activities occur outside of CPW Engineering's working hours, National Grid shall provide weekly reports documenting their daily progress that include photographs and sketches showing the trenching, material compaction and depth of asphalt patch and gravel being applied.

Walden Street is in good condition and the construction will result in significant destruction of the pavement. The contractor will be required to mill the top 2" of the width of the travel lane where the gas main is proposed and repave the lane during the following construction season. All work shall be completed to the satisfaction of the Town Engineer. The mill and repave work shall be completed no later than two weeks after the commencement of the 2022 ROW Permit season.

14. Adjustment of Structures – The excavated trench for the new gas main is likely to settle during the freeze/thaw cycle of the winter, National Grid will adjust any structures as necessary within the temporary patch limits trench limits to prevent any issues when plowing the roadway over the winter. The structures should be re-adjusted during the mill and final paving in the 2022 season.

15. Pavement Markings – All pavement markings that are damaged during construction of the new 12" CS main shall be replaced in kind both during the patching in the 2020/2021 season, and after the final mill and repave in the 2022 season.

16. Construction Notifications – The applicant shall notify emergency services, the school district, the post office, CPW Solid Waste for trash pickup services via



email one week prior to the start of construction. The applicant shall also notify neighborhood residents with door hangers two weeks prior to the start of construction. Additionally, the applicant is required to give prior notice to CPW Engineering regarding daily work in the ROW as specified in the ROW permit.

- 17. As-Built Plans** – An as-built plan of the new main and all appurtenances as well as a record drawing of the Abandoned Main and all its appurtenances shall be provided to CPW Engineering prior to the final closeout of the ROW Permit.



PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

Town of Concord / Board of Selectmen:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Concord** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 2173 feet more or less of 12-inch gas main in Walden Street, Concord. From the Lincoln Town line All of which to replace and abandon the existing 8-inch gas main in Walden Street and Concord Road, Concord.

Date: **April 22, 2020**

By: _____
Mary Mulroney
Permit Representative

Town of Concord / Board of Selectmen:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Concord** substantially as described in the petition date **April 22, 2020** attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Concord** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

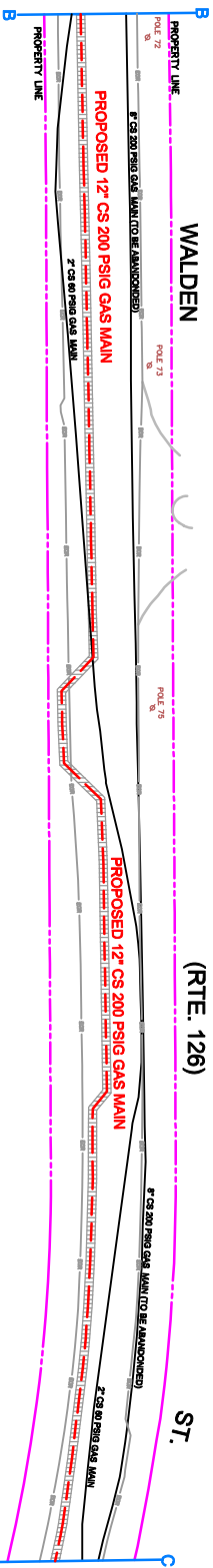
I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

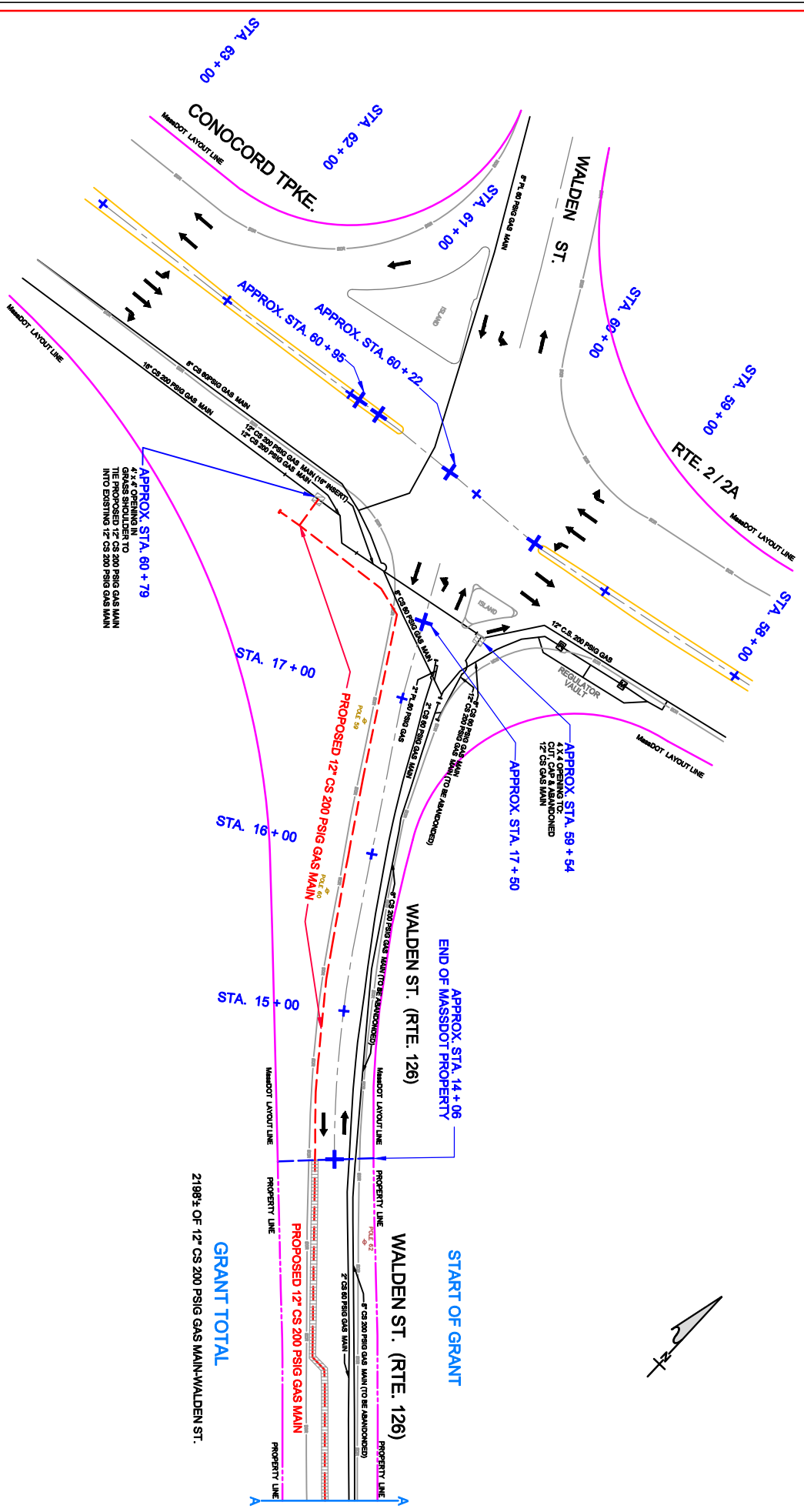
Title

WO #90000195350

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**



<div>LEGEND</div> <div><div><div></div><div>PROPOSED GAS</div></div><div><div></div><div>EXISTING GAS</div></div><div><div></div><div>PROPERTY LINE</div></div><div><div></div><div>EDGE OF ROADWAY</div></div><div><div></div><div>WALDSLOT LAYOUT LINE</div></div><div><div></div><div>PROPOSED OPENING</div></div></div>		<div>NOTE:</div> <div>THE LOCATION OF SURFACE AND UNDERGROUND OBJECTS SHOWN ARE NOT WARRANTED TO BE CORRECT. CALL 811 BEFORE YOU DIG UTILITIES AND STREET LINES COMPLIED FROM AVAILABLE DATA SOURCES NOT FIELD VERIFICATION PERFORMED</div>																																					
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<div><div>nationalgrid</div><div>48 STUYAN ROAD WALTON, MA 02467</div></div>																																							
<div>GRANT OF LOCATION</div> <div>PROPOSED LOCATION OF 12" GAS MAIN (RELAY)</div> <div>WALDEN ST. (RTE. 126), CONCORD, MA 01742</div>																																							
<div>ENGINEER</div> <div>DATE</div> <div>J.P.T.N.C.</div>		<div>DRAWING NO.</div> <div>GP-CON</div> <div>90000196360-20-110</div>																																					
<div>ENR/LD/MTM</div> <div>12"</div> <div>200 PRIG</div>		<div>SCALE: 1"=1'S.</div> <div>SHEET 2 OF 3</div>																																					
<div>DATE</div> <div>12/1/2020</div>		<div>WORK ORDER NO.</div> <div>80000196360</div>																																					
<div>MATERIAL</div> <div>AS NOTED</div>																																							



LEGEND

- PROPOSED GAS
- EXISTING GAS
- PROPERTY LINE
- EDGE OF ROADWAY
- MASSDOT LAYOUT LINE
- PROPOSED OPENING

NOTE:

THE LOCATION OF SURFACE AND ARE NOT WARRANTED TO BE CORRECT.

CALL 811 BEFORE YOU DIG

UTILITIES AND STREET LINES COMPILED FROM AVAILABLE DATA SOURCES

NO FIELD VERIFICATION PERFORMED

REVISIONS		
NO.	DESCRIPTION	DATE

nationalgrid

40 SYLVAN ROAD
WALTHAM, MA 02451

GRANT OF LOCATION

PROPOSED LOCATION OF 12" GAS MAIN (RELAY)

WALDEN ST., (RTE. 126), CONCORD, MA 01742

ENGR./DRTN/	DATE	SIZE	PRESSURE	MATERIAL	LENGTH	WORK ORDER NO.
JP/TJC	04/14/2020	12"	200 PSIG	COAT STEEL, AS NOTED	8000' (18550)	

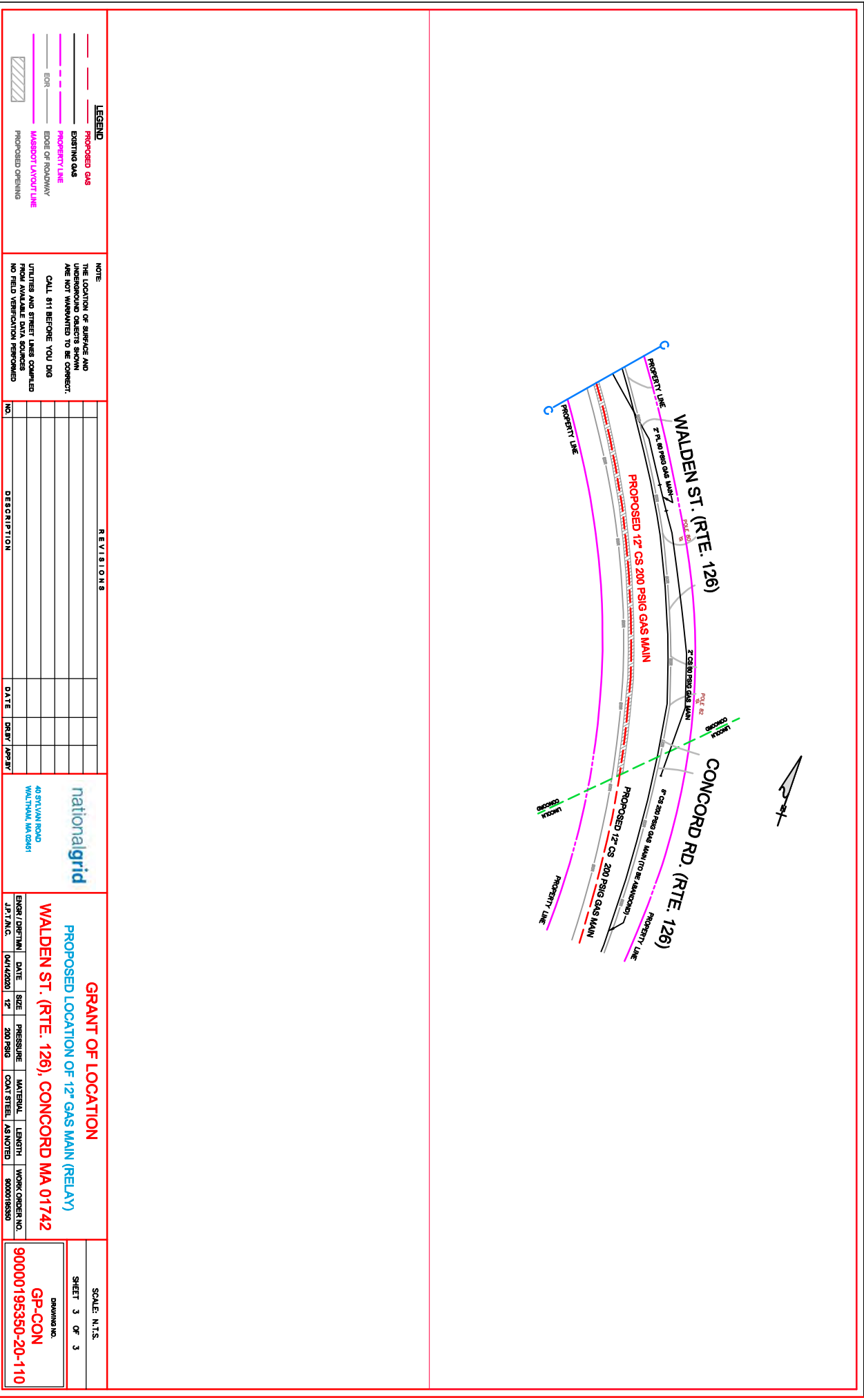
SCALE: N.T.S.

SHEET 1 OF 3

DRAWING NO.

GP-CON

90000195350-20-110

[illegible]



Community Preservation Applications for Funding in FY22

TM Rank

1-20 White Pond Beach Improvements, Town of Concord

The Town of Concord is requesting \$300,000 from the CPC to supplement the Phase I improvements for the White Pond Beach Area. The Town was gifted the beach in 2018 from White Pond Associates, Inc. We have taken time over these past two years to study and develop landscape and management plans for the hillside which will enhance the property and create a more sustainable and accessible environment. This funding will be used for earthwork and stormwater management, as well as access and ADA modifications to the property.

Requested Funding: \$300,000

Category: Open Space and Recreation

2-20 Emerson Field Flagpole, Melissa Saalfeld/Town of Concord

Time and the elements have taken their toll on the historic flagpole in the center of Concord's Emerson Field. First erected in 1929, the pole which is approximately 75 feet tall, has been lovingly tended by both town employees and volunteers who have raised and lowered the flag in respect of flag protocol. After a successful fundraising campaign nearly 20 years ago, lights were installed to allow for illumination during the night, again in respect of flag protocol. That illumination has only amplified what is visible by daylight... severe rust and flaking paint. This application written on behalf of the Town of Concord seeks \$14,250 from the CPC to fund the refurbishment of the pole.

Requested Funding: \$14, 250

Category: Historic Preservation

3-20 Bruce Freeman Rail Trail, Town of Concord

The Town of Concord is requesting \$25,000 from CPC in FY22 for the Bruce Freeman Rail Trail. The Bruce Freeman Rail Trail is a non-motorized, ADA accessible, multi-use trail serving as a recreation and transportation resource for residents and visitors of all ages and abilities. Phase 2C was completed in 2018; Phase 2B is currently under construction with completion anticipated in November 2021 and the final design of the last ½ mile of Phase 2C from Powder Mill Road south to the Sudbury Town line in underway. The additional funds requested in this application will be used to provide additional landscaping, fencing, paving, and other amenities to enrich and enhance the visitor experience.

Requested Funding: \$25,000

Category: Open Space and Recreation

4-20 Wheeler Harrington House and Land, Town of Concord

The Town of Concord is requesting \$20,000 from CPC in FY22 to hire a consultant to assist with public outreach in determining future use and plans as they relate to the Wheeler Harrington House and Harrington Park. This property is a unique town-owned parcel containing a historic structure on 15.6 acres of fields, wetlands, trails and riverfront in West Concord. A site with tremendous potential as a recreational and open space destination, it is primarily known as the home of the ca. 1745 Wheeler Harrington House. The Town through funding provided by the CPC, previously conducted a historic survey of the house, has

contracted to have the property surveyed, and has been working with a preservation consultant who dismantled the Ball-Benson house and barn about the potential to relocate the barn to this site. The town proposed to hire a professional facilitator to help with public outreach that will result in developing a community specific plan for the site.

Requested Funding: \$20,000

Category: Open Space and Historic Preservation

5-20 Housing Production Plan, Town of Concord

The Town of Concord requests \$30,000 for Concord's update of the 2015 Housing Production Plan. The Town is required to update this plan every five years; this request was delayed by one year to allow completion of the 2020 census, which will recalculate the Town's required number of subsidized housing units as listed on the State's Subsidized Housing Inventory. The Town is required to have at least 10% of its housing stock available as affordable housing; Concord is currently at 10.52%.

Requested Funding: \$30,000

Category: Community Housing

6-20 Regional Housing Services Program, Town of Concord

The Town of Concord requests \$25,000 in funding for the Town's participation in the Regional Housing Services Office, an inter-municipal organization which provides professional housing staff for the administration of the affordable housing programs in Concord and six neighboring communities.

Requested Funding: \$25,000

Category: Community Housing

7-20 Staff and Technical Services, Town of Concord

The Town of Concord requests \$40,000 in funding to support the CPA in Concord by providing staff support from the Dept. of Planning and Land Management; legal, technical, and consulting assistance for the Town's CPA funded projects; supplies and associated administrative requirements including legal ads, copying, etc.; and funding to purchase CPA signage.

Requested Funding: \$40,000

Category: Administration

8-20 Emerson Conservation Restriction, Town of Concord Natural Resources Division

The Town of Concord Natural Resources Division is requesting \$210,000 towards the acquisition of a Conservation Restriction on a portion of the historically significant Ralph Waldo Emerson property. This portion of the R.W. Emerson House parcel is proposed to be restricted by the Town for conservation and passive recreation purposes. The purchase by the Town of a conservation restriction on a 0.68 acre area of woods between the Emerson House and the Heywood Meadow. The restriction will be held by the Natural Resources Commission, with public access provided over the Emerson-Thoreau Amble, and the lot will remain in fee ownership of the Ralph Waldo Emerson Memorial Association.

Requested Funding: \$210,000

Category: Open Space

9-20 Warner's Pond Dredging, Town of Concord Natural Resources Division

The Warner's Pond Dredging Project seeks to improve the ecological health and recreational opportunities at Warner's Pond through a limited dredging operation, and to improve the boat

launch access to better serve the public. The pond once provided recreational opportunities including swimming, fishing, boating, and ice-skating, but these uses have diminished overtime due to pond eutrophication, which has also decreased the ecological health of the pond. The Warner's Pond Watershed Management Plan identified limited dredging as the most economical strategy to sustainably improve the condition of Warner's Pond. The Warner's Pond Dredging Feasibility Analysis developed preliminary cost estimates of \$1.8 to \$2.2 million to dredge a limited portion of the pond at the boat launch off Commonwealth Avenue and at the newly acquired Gerow Land. This application seeks the second and final year to fund dredging improvements in the amount of \$250,000 to supplement the previously awarded CPA funding and capital funding.

Requested Funding: \$250,000

Category: Open Space and Recreation

- 5 10-20 Chamberlin Park Bridge – Survey and Permitting, Town of Concord Natural Resources Div.
The Town of Concord Natural Resources Division is requesting CPA funding in the amount of \$35,000 for survey and permitting services to replace the footbridge and repair the walkway between Chamberlin Park and the Keyes Road municipal parking lot. Requested funds will be used to conduct survey around the bridge and walkway, and to obtain approval from the Natural Resources Commission to replace the structure, which is over 40 years old and nearing the end of its functional lifespan.

Requested Funding: \$35,000

Category: Open Space

- 9 11-20 Old Rifle Range – Survey and Permitting, Town of Concord Natural Resources Division
The Town of Concord Natural Resources Division is requesting CPA funding in the amount of \$34,500 for survey, design and permitting services to improve a 0.25 mile section of the main trail through the Old Rifle Range that is seasonally impassable due to its very narrow width at the edge of a steep hill.

Requested Funding: \$34,500

Category: Open Space and Recreation

- 12-20 Affordable Housing Buy-Down, Concord Housing Development Corporation
The CHDC requests funding for a Buydown Program to create at least one unit of affordable housing through the buy-down or conversion of existing market rate unrestricted housing, to restricted affordable housing. This request for \$500,000 of CPA funds from the Community Housing category meets many of the CPC guidelines for community housing and prior town planning strategies and will enable the CHDC to preserve existing housing stock while providing housing to an income-eligible household with long-term affordability restrictions when the opportunity presents itself.

Requested Funding: \$500,000

Category: Community Housing

- 13-20 110 Walden Street Preservation – Phase 3, Concord Home for the Aged
The Concord Home for the Aged is requesting \$185,000 in CPA funding for Phase 3 of the 110 Walden Street Preservation Project (the historic Timothy Wheeler House). Phase 3 includes the implementation of several of the major projects recommended in Section III of the Historic Structures Report including, roof replacement; replacement of the fascia and gutter system; structural and masonry repairs, and the inspection, repairs and painting of all 62 windows.

Requested Funding: \$185,000

Category: Historic Preservation

14-20 58 Monument Square Roof Replacement and Historic Structures Report, Concord Masonic Corporation

The Concord Masonic Corporation requests \$107,261 in CPA funding to replace the roof on the Corinthian Lodge, as well as complete a Historic Structures Report on the building. Existing conditions have allowed rain water to infiltrate the building, deteriorating the integrity of the roof and exposing artifacts to the elements. Removal of the previous roof will allow contractors to repair leaks in the historic structure and replace the existing slate with a more water resistant faux slate material. The proposed synthetic slate material would match the appearance of the existing slate roof and is the most cost effective option. Roof repair and replacement is expected to cost \$53,211 and the Historic Structures Report is expected to cost \$54,050, for a total request of \$107,261.

Requested Funding: \$107, 261

Category: Historic Preservation

15-20 Trustees of Parish Donations – First Parish, Repair, Stabilize and Renovate Wright Tavern

The Trustees of Parish Donations of First Parish Concord, who administer the Wright Tavern, are requesting \$500,000 in CPA funding to help preserve the building and make it safe for an increase in public access. The scope of work will include structural repairs in the basement and on the second and third floors. The roof is sagging badly and needs to be stabilized. Structure under the first floor needs repair or reinforcement. Insulation will be added where feasible and mechanical systems updated. The fire, smoke and carbon monoxide alarms need to be updated, and a sprinkler system installed on all four levels.

Requested Funding: \$500,000

Category: Historic Preservation

The total amount requested for 2019 CPA Funding Applications is \$2,276,011

Community Preservation Committee Recommendations for Funding at ATM 2020

Item	Project/Description	Category	Amount Requested	Town Manager	Select Board					Select Board Average	CPC Provisional Recommendation
					Terri Ackerman	Susan Bates	Linda Escobedo	Jane Hotchkiss	Matt Johnson		
A	Town of Concord - Housing Production Plan Update	Community Housing	\$30,000	1						#DIV/0!	\$30,000.00
B	Town of Concord - Regional Housing Services Program	Community Housing	\$25,000	must do						#DIV/0!	\$25,000.00
D	Concord Housing Development Corporation - Affordable Housing Buydown	Community Housing	\$500,000								\$125,000.00
C	Saalfeld/Town of Concord - Emerson Field Flagpole	Historic Preservation	\$14,250	8						#DIV/0!	\$14,250.00
E	Concord Home for the Aged - 110 Walden St. Preservation Phase 3	Historic Preservation	\$185,000								\$185,000.00
F	Concord Masonic Corporation - 58 Monument Sq. Roof Replacement and Historic Structures Report	Historic Preservation	\$107,261								?
G	Trustees of Parish Donations, First Parish Church - Repair, Stabilize and Renovate Wright Tavern	Historic Preservation	\$500,000								?
H	Town of Concord - Wheeler Harrington House and Land	Historic Preservation/Open Space	\$20,000	7						#DIV/0!	\$20,000.00
I	Town of Concord - White Pond Beach Improvements	Open Space/Recreation	\$300,000	2						#DIV/0!	?
J	Town of Concord - Bruce Freeman Rail Trail	Open Space/Recreation	\$25,000	4						#DIV/0!	\$25,000.00
K	Town of Concord NRC - Warner's Pond Dredging	Open Space/Recreation	\$250,000	3						#DIV/0!	?
L	Town of Concord NRC - Old Rifle Range Survey and Permitting	Open Space	\$34,500	9						#DIV/0!	\$34,500.00
M	Town of Concord NRC - Chamberlin Park Bridge Survey and Permitting	Open Space	\$35,000	5						#DIV/0!	\$35,000.00
N	Town of Concord NRC - Emerson Conservation Restriction	Open Space	\$210,000	6						#DIV/0!	?
O	Staff and Technical Support	Administration	\$40,000	must do						#DIV/0!	\$40,000.00
			\$2,276,011								\$533,750.00

	Existing:	Leave
Prior Year Fund Balance:	\$44,172.00	
FY22 Estimated CPA Funds Revenue:	\$1,725,719.00	
Land Acquisition Reserve Account:	\$100,826.00	
Total Available Funds for Use at the 2020 Annual Town Meeting:	\$1,870,717.00	

Community Housing:	\$	%
Historic Preservation:	\$	%
Open Space:	\$	%
Recreation:	\$	%
Administration:	\$	%
Current Recommendation Total:	\$1,960,000.00	
Amount Available in CPA Accounts:	\$2,084,443.00	
Current Difference:	\$124,443.00	